East Cambridgeshire District Council

May 2026

Landlord Bulletin



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01 What's new

Major Legal Reform – From **1 May 2026** the Renters' Rights Act introduces the biggest changes to the private rental sector in decades.

Key changes include:

- **end of 'no-fault' evictions (Section 21 abolished)**
- **you must now provide a valid legal reason to evict using Section 8 grounds**
- **all tenancies become periodic (rolling)**
- **fixed-term ASTs are replaced with open-ended tenancies with no set end date**
- **tenants can leave more easily**
- **tenants can give 2 months' notice at any time**

02 Tenancy management

Landlords will need to:

- **use up-to-date tenancy agreements reflecting current legislation**
- **carry out regular property inspections (with proper notice to tenants)**
- **keep clear records of rent payments, repairs, and communications**

03 Legal and compliance reminders

- ensure all properties have a valid Gas Safety Certificate (CP12) renewed annually
- electrical installations must have a valid EICR (every 5 years or as required)
- provide tenants with an Energy Performance Certificate (EPC) rated E or above
- confirm that smoke alarms and carbon monoxide detectors are installed and functioning
- deposit protection must be completed within the required timeframe using an approved scheme

04 Tenant rights expansion

The expansion of tenants' rights means:

- tenants now have the right to request a pet
- landlords must not unreasonably refuse
- ban on discrimination against tenants with children or on benefits

05 The role of an East Cambs District Council Tenancy Sustainment Officer

Our Tenancy Sustainment Officer plays a key role in supporting both tenants and landlord. Their primary focus is early intervention, working pro-actively with landlords and tenants to prevent tenancy breakdown and reduce the risk of eviction or homelessness. Additionally, helping avoid more serious issues such as rent arrears, anti-social behaviour, or tenancy failure.

Key responsibilities include:

- **providing practical support to tenants who may be struggling to maintain their tenancy (for example budgeting, accessing benefits, or managing bills)**
- **assisting in resolving disputes between landlords and tenants**
- **supporting vulnerable tenants to access appropriate services and advice**
- **helping tenants sustain tenancies following a move into private rented accommodation**

If you would like further information or wish to refer a tenant for support, please contact:

Suleman.salim@eastcambs.gov.uk

06 Landlord resolution services

Our housing options officers can help with a range of issues:

- **housing benefit issues**
- **tenancy agreements**
- **best practice**
- **eviction paperwork**
- **mediation services**

Please remember from 1 May 2026, you will need to give all new tenants, and some existing tenants, written information about the key terms of the tenancy. This will ensure that you and your tenants have a written record of the tenancy's terms. You can find this information on the Government website:

Written information that must be given to tenants, landlord guidance (pdf)

East Cambridgeshire District Council

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